

**CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES**

REGULAR MEETING

November 24, 2009

The meeting was called to order at 1:33 p.m.

Chair Holt began the Meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Mr. Phil Honsey; Mr. Gary Leasure, Mr. Marv Holt, Mr. Mike Linder and Mr. Dan Havener. Others present: Kyle Rauch, Development and Planning Officer; Kim Dooley, Development Intern; Jennifer Readler, SZD; Ryan Andrews, EMH&T; Lt. Bill Dolby, JTFD; Chuck Boso, Development Director; Tami Kelly, Clerk of Council; Mike Boso, Building Division; Christy Zempter, Planning and Zoning Coordinator; Jodee Lowe, Urban Forester, Sharon Reichard, Service Director and Jennifer Uhrin, Secretary.

Chair Holt noted that a quorum was present. Chair Holt then noted there were no changes to the minutes for the November 10, 2009 regular meeting. The minutes were approved by unanimous consent.

Chair Holt noted the following changes to today's Agenda: *Item #1 The Pinnacle Club, Section 2, Phase 4 – Plat Approval; Item #2 The Pinnacle Club, Section 2, Phase 5 – Plat Approval;* were postponed to the December 29, 2009 regular meeting. *Item #3 The Mews at Pinnacle Club – Development Plan* was postponed to the December 15, 2009 regular meeting. Mr. Honsey made a motion to accept the requested changes; seconded by Mr. Leasure. The motion was unanimously approved.

ITEM #1 The Pinnacle Club, Section 2, Phase 4 – Plat Approval (Project ID# 200910070049)
West of existing Pinnacle Club subdivision

Applicant: Jason Francis, M/I Homes, 3 Easton Oval, Ste 340, Columbus, Ohio 43219

This item was postponed to the December 29, 2009 regular meeting.

ITEM #2 The Pinnacle Club, Section 2, Phase 5 – Plat Approval (Project ID# 200910070050)
West of existing Pinnacle Club subdivision

Applicant: Jason Francis, M/I Homes, 3 Easton Oval, Ste 340, Columbus, Ohio 43219

This item was postponed to the December 29, 2009 regular meeting.

ITEM #3 The Mews at Pinnacle Club – Development Plan (Project ID# 200910090051)
4714 Buckeye Parkway

Applicant: Terry Andrews, The Stonehenge Company, 147 N. High St., Gahanna, Ohio 43230

The applicant is requesting approval to revise the development plan for the Mews at Pinnacle Club ("Subarea I"). The applicant is proposing a road width of twenty-two (22) feet for St. Andrews Drive, in order to be consistent with what has already been constructed on the site. The approved Pinnacle Club Zoning Text states that streets within Subarea I shall have a minimum pavement width of twenty-six (26) feet. Code Section 1101.05 states that any deviation from development standards must be approved by the Planning Commission and Council. The development plan approved by City Council on November 7, 2005 established a twenty-four (24) foot road width.

The original plans called for the two entrances to the site utilizing 34 foot-wide curb cuts, with an approximately twelve (12) foot wide median between traffic direction flows. The proposed amendment will eliminate the island in the northern entrance and will require the relocation of the neighborhood entry

sign. In addition, the southern median has been amended to reflect the “as-built” conditions, including the narrowing of the median to six (6) feet and changing the orientation of the sign to be perpendicular to Buckeye Parkway. The entrance feature has been reconfigured for both entrances as well as the removal of the brick pavers.

The proposed amendment increases the number of off street, visitor parking spaces from nineteen (19) to twenty-one (21). The development plan was approved by City Council with the stipulation that no parking signs would be posted on all streets within the development. The applicant is proposing to permit parking on one side of the street, to allow for more visitor parking.

The two parking spaces proposed adjacent to the mail structure were not originally approved as part of the development plan and do not reflect the “as-built” conditions. Staff would recommend that the plans be amended to reflect the existing conditions.

In the original development plan, three building types were approved, including two four unit building types and a three unit building type. However; building type A, the smaller four-unit building has been replaced with a new building type D, which only has three units. This change reduces the total number of units proposed on the site from 83 units to 75 units. Building details found on the originally-approved development plan are being amended to match what is being built on the site, including the garage doors and fireplace caps.

Exterior lights are proposed for all buildings. Coach lights are also proposed at the entrance features, on top of the stone fence columns.

Staff is not in support of 22 foot pavement widths and requests the following stipulations:

1. The pavement width of St. Andrews Drive should be increased to twenty-four (24) feet. Existing pavement should be widened to meet this width, as approved by City Council with the original development plan on November 7th, 2005.
2. No parking signs shall be posted on all streets
3. Brick pavers shall be install at both site entrances, connecting existing sidewalks along Buckeye Parkway.
4. Building elevations should be amended to note that the synthetic stone veneer may vary based on grade, as approved by the Chief Building and Zoning Official.
5. Sheet L2.01 should show eight trees for building unit 19.
6. The sod Requirements on sheet L2.01 should read “All units shall have sodded front **and side** yards with 10’ of sod surrounding the ~~side and~~ rear of the building.”
7. Notes on sheet L3.01 stating that “1/3 of burlap is to be removed at time of planting” should be removed to reflect all burlap needs to be removed at time of installation.

Mr. Andrews was present and spoke to this item. Several Mews’ residents were also present and Mr. Mark Schweikert and Mr. Mike Lombardo spoke to this item as well.

Mr. Andrews indicated that he became involved in the project mid-stream, but they are decreasing their density from 88 to 75 units. Mr. Andrews stated that the final development plan and final engineering plan did not match up and they have found some inconsistencies in the development. They have had several meetings with several residents of the community and feel they have met 99% of the items they requested. One item that they did not want to do was the brick pavers at the entry, but have since decided to install the brick pavers as a safety feature to match-up with the sidewalk. Mr. Andrews also stated that conductor lines and grading on sites have been addressed as well. Mr. Andrews stated that he went to several other communities that have 100-200 units in central Ohio and determined that they use a standard 22 foot wide street. However, he was unsure as to why they were built that way. He further stated that

planners and engineers are now recommending narrower streets from an environmental standpoint and it slows down traffic, so there are a lot of benefits to that. Mr. Andrews reiterated that the density has gone down and they have increased the size of other units. He does not have a problem with the stipulations other than the 24 foot width paving, but would agree to increase the pavement in the future.

Mr. Honsey questioned as to why it was built at 22 feet when it was approved at 24 feet. Mr. Andrews only comment was that typically people build them at 22 and there were two different contractors, one doing the asphalt and one doing the curb and he didn't know what kind of guidance they were given. Mr. Honsey requested confirmation that things would be built to the approved specification in the future. Mr. Andrews agreed that they would be built as approved.

Mr. Leasure requested that the Fire Department comment on the use of 22 foot wide streets for emergency equipment. Lt. Dolby responded that the Ohio Fire Code, that if no parking is allowed, 18 foot wide is acceptable. However it does take 24 feet to use the out-rigger to stabilize the equipment. He feels it is up to the City to determine the street width. Lt. Dolby further commented that he had spoken with Mr. Andrews and the north entrance needs to be modified to remove the landscape island to enable the emergency equipment access.

Mr. Chuck Boso stated that as a point of reference the streets in the Groves are 26 feet wide and we allow parking on one side.

Mr. Honsey requested clarification from the City attorney that we are not only discussing future road width, but the correction of the road that is currently in place. Ms. Readler stated that was correct.

Mr. Rauch stated that Staff was recommending that future roadway construction must meet the 24 foot width. Mr. Honsey disagreed and stated that it read that all roadway must meet the 24 foot width requirement.

Mr. Linder questioned whether Lt. Dolby had a problem making the turn into the entrance. Lt. Dolby stated the southern entrance had already been installed and they had missed it, but made a concession as long as the north entrance was accessible to their equipment.

Mr. Ryan Andrews stated that ODOT transportation indicates that a standard lane has 11-12 foot lane width. Chair Holt stated that it appears that both Fire and Engineering do not have a problem with a 22 foot width. Mr. Rauch and Mr. Honsey stated that the issue is that Council approved a 24 foot street width that was not met.

Chair Holt reiterated the seven stipulations which Mr. Andrews agreed with all but the first stipulation and would request that Council consider the 22 foot street width.

Mr. Mark Schweikert, 4765 St. Andrews spoke to this item. He did not have the same documentation that the Planning Commission had, but has been working with Mr. Mike Boso on a list. In reference to the street width, he agreed with Mr. Honsey in questioning why the street was built at 22 when 24 was approved except it must be cheaper to build 22. He was told that these would be luxury condos, much nicer than any other condos in Grove City. He stated that the appearance of a 24 ft street is much nicer than the appearance of a 22 ft street and that is curb to curb. When two cars pass they are pretty darn close to the curb. Another issue is the parking, since there is absolutely no parking on the street, there must be some other provision for parking. The mailboxes were changed and there is really no parking for the 75 mail boxes. Also, whether parking is allowed or not, people are parking on the street and no signs have been posted and at this point there are only 19 units occupied. He stated that each unit has a driveway with a minimum of 18 feet, but there are several pick-up trucks that extend into the street, parking in their own parking spaces. He requested these concerns be taken into account when granting any variances. He further stated that the standards that are in place need to be met. The entryway

visibility is another concern, as it is hard to see, it is very pretty, but too high. He would like the north entrance to make sure it is not as high when installed and to modify the south entrance. Also on the mailboxes, there was supposed to be two mail box locations, but then they moved all of them to one location, which would have 75 units picking up their mail at the same time with no more than two parking spaces near it. Staff was told that the post-office would not allow two mail box locations. Mr. Schweikert feels that they should get what they expected to get what they bought in the original plan.

Mr. Schweikert requested clarification regarding the use of stone. If the grade means that they will cover the whole wall, he is okay with that.

Another issue is the trees along Buckeye Parkway. He stated that the developer should be required to install these trees and then workout with Ciminello about who pays for them.

Ms. Lowe agreed that 31 trees should be planted along Buckeye Parkway.

Mr. Schweikert stated that there is a retention pond that is owned by the Mews and the golf course, as the property line runs through it and it is very close to proposed buildings with three season rooms and screened in porches. Mr. Schweikert stated that he wanted the community to be successful and wanted to see it built, but that Stonehenge should meet the requirements.

Mr. Lombardo, 4792 St. Andrews drive also spoke. He reiterated that the entrances need to be addressed as it took 45 minutes to an hour to get a moving truck through the entrance. He is concerned that fire and safety equipment will have similar trouble and that could mean their houses could burn down as they are condos and connected. Lt. Dolby indicated that the fire truck would not turn into it with the island in place, but they had missed that in their review and made the concession that as long as the other entrance did not have an island they would be able to get their equipment into the location. Lt. Dolby further stated that regardless of the width of the street, it is always easier for them to maneuver with no parking.

Chair Holt addressed the 31 trees along Buckeye Parkway and Mr. Chuck Boso stated it was his understanding that the present owner would install those trees after they started the development, but agreed it should be a stipulation. Ms. Lowe stated that the plan she had from Stonehenge indicated 31 trees along Buckeye Parkway.

Mrs. Schweikert stated that the concern with the retention pond is that at some point Stonehenge will be out of there and the Homeowners Association will be responsible for maintaining a pond that is not fully on their property.

Chair Holt determined that there were too many outstanding issues to send this forward to Council. He requested that the City, Stonehenge and residents get together to resolve these issues.

Therefore, this item will be post-poned to the December 15, 2009 regular meeting with the requirement that The Stonehenge Company will work with Staff to rectify the outstanding issues.

The outstanding issues include:

1. The pavement width of St. Andrews Drive should be increased to twenty-four (24) feet. Existing pavement should be widened to meet this width, as approved by City Council with the original development plan on November 7th, 2005.
2. No parking signs shall be posted on all streets
3. Brick pavers shall be install at both site entrances, connecting existing sidewalks along Buckeye Parkway.
4. Building elevations should be amended to note that the synthetic stone veneer may vary based on grade, as approved by the Chief Building and Zoning Official.

5. Sheet L2.01 should show eight trees for building 19.
6. The sod Requirements on sheet L2.01 should read "All units shall have sodded front **and side** yards with 10' of sod surrounding the ~~side and~~ rear of the building."
7. Notes on sheet L3.01 stating that "1/3 of burlap is to be removed at time of planting" should be removed to reflect all burlap needs to be removed at time of installation.
8. Applicant shall correct entrance feature at the south entrance to ensure safety
9. Applicant shall correct issue with mail boxes at two separate locations.
10. Applicant shall provide additional off-street parking.
11. Applicant shall plant 31 street trees per plan along Buckeye Parkway.
12. Applicant shall secure or secede sole ownership of the retention pond.
13. Applicant shall ensure their compliance with the master drainage plan including the connection of downspouts to the storm sewer system.
14. Applicant shall show the detailed plans of the three-season rooms and screened-in porches on the Development Plan including a list of materials.
15. 15 foot setback shown on the plans that have been encroached along the golf course and were approved by the Building Division need to be addressed and corrected.
16. Applicant shall provide a full set of signed and sealed engineering drawings approved by the City prior to the issuance of any future building permits.

Mr. Andrews objected to item number 16. Chair Holt stated he was allowed to object, but the item stands. Mr. Honsey agreed that this would encourage all of us to stay on top of this project.

Mr. Honsey made motion to post-pone this item to the December 15, 2009 regular meeting; seconded by Mr. Leasure. The motion was unanimously approved.

ITEM #4 Hilton Garden Inn Addition – Development Plan
3928 Jackpot Road

(Project ID# 200910300054)

Applicant: Tricia Gaydosh, Schnippel Construction, 302 N. Main St., Box 477, Botkins OH 45306

The applicant is requesting approval to construct a 12,060 square foot addition that will increase the existing structure to 61,250 square feet. The addition will be three stories to match the height of the existing structure and will include a total of 24 rooms, one of which will be handicap accessible. The addition will utilize the same materials as the existing structure, including matching colors. The addition will include the installation of two canopy lights at the new entrance to be located on the north side of the addition. Four path lights are proposed along the sidewalk connecting the parking lot to the entrance.

Ms. Gaydosh was present and spoke to this item.

Chair Holt noted the following stipulations:

1. Applicant shall correct the address on Sheet C1.1 from 2839 Jackpot Road to 3928 Jackpot Road.
2. Applicant shall clarify landscape plan to explain "HH" designation on legend.
3. Applicant shall note on tree planting detail that 50% of the wire cage, and burlap and all trunk wrap shall be removed.

Ms. Gaydosh stated she understood and agreed to comply with the stipulations.

Mr. Havener made a motion that the Hilton Garden Inn Addition – Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mr. Honsey. The motion was unanimously approved.

ITEM #5 3886 Broadway - Certificate of Appropriateness (HPA Sign) (Project ID# 200911090055)
3886 Broadway

Applicant: Gregory Dean, Greg's Graphics, LLC, 4728 Kelnor Drive, Grove City, Ohio 43123

The applicant is requesting approval to construct a ground mounted sign. The proposed sign will utilize colors from the approved HPA color chart, including Hurston Blue, Red Rouge, and Old Burgundy and will consist of two small signs, each twelve (12) square feet in area, for a total of twenty-four (24) square feet. The sign will be supported by two white, wooden posts and will state the business names and phone numbers of the businesses located on the property.

The applicant was not present for this meeting. Planning Commission agreed to address this item and allow it to move forward.

Chair Holt noted the following stipulation:

1. Applicant shall provide the City's Urban Forester with a revised sign diagram including a list of the perennials to be planted at the base of the sign for review and approval.

Mr. Honsey made a motion that 3886 Broadway – Certificate of Appropriateness (HPA) sign be recommended for approval to City Council with the stipulation as noted by the Chair; seconded by Mr. Leasure. The motion was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 2:56 p.m.

Jennifer Uhrin, Secretary

Marv Holt, Chair